



# City of Seattle

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Gregory J. Nickels, Mayor

## Office of the Mayor

July 6, 2004

Honorable Jan Drago  
President  
Seattle City Council  
City Hall, 2<sup>nd</sup> Floor

Dear Council President Drago:

I am pleased to transmit the attached proposed Council Bill that would amend the City's Land Use Code to further clarify the permit approval process and conditions for construction of the Link Light Rail System. The Land Use Code amendments are based on practical issues and experience as the process of permitting the light rail system gets underway. Specifically, Land Use Code requirements have not properly addressed the design and construction of facilities in areas where street level uses and transparency limits apply. Further, requirements for design review are unclear, as is the authority of the Director of DPD to modify or waive development requirements when necessary for the proper siting or functioning of a facility. Additional amendments are proposed to address issues related to construction worker parking provided at construction staging areas, and to specify the conditions applicable to temporary parking areas and ensure that it is removed and the site restored when construction is complete.

The proposed amendments clarify the circumstances under which the Director of the Department of Planning and Development (DPD) may waive or modify development standards when necessary to allow the siting or proper functioning of a light rail facility, or where necessary to address the site specific impacts of light rail construction and operation. Conditioning of a light rail facility or modification to applicable development standards is also subject to review under the design guidelines developed for the light rail system by the City and Sound Transit. It is also necessary to amend provisions for temporary construction worker parking, and further identify the need to remove such parking when construction activities cease.

These amendments will advance the process for development of Seattle's Light Rail System and hastens the day when light rail will be an essential component in Seattle's transportation infrastructure. Thank you for your consideration of this legislation. Should you have questions, please contact John Skelton at 233-3883.

Sincerely,

GREG NICKELS  
Mayor of Seattle

cc: Honorable Members of the Seattle City Council